012.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,005,300	/	1,005,300
USE VALUE:	1,005,300	/	1,005,300
ASSESSED:	1,005,300	/	1,005,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APPLE BARN REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	30 REVERE BEACH PKWY #810
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	CARLSON WILLIAM E -
Owner 2:	-
Street 1:	83 HANCOCK STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 5,098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5098.000	542,300	4,600	458,400	1,005,300
Total Card	0.117	542,300	4,600	458,400	1,005,300
Total Parcel	0.117	542,300	4,600	458,400	1,005,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.53 | /Parcel: 382.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	541,400	4600	5,098.	458,400	1,004,400	1,004,400	Year End Roll	12/18/2019
2019	104	FV	423,300	4600	5,098.	630,200	1,058,100	1,058,100	Year End Roll	1/3/2019
2018	104	FV	423,300	4600	5,098.	401,100	829,000	829,000	Year End Roll	12/20/2017
2017	104	FV	397,000	4600	5,098.	366,700	768,300	768,300	Year End Roll	1/3/2017
2016	104	FV	397,000	4600	5,098.	297,900	699,500	699,500	Year End	1/4/2016
2015	104	FV	353,800	4600	5,098.	297,900	656,300	656,300	Year End Roll	12/11/2014
2014	104	FV	353,800	4600	5,098.	271,600	630,000	630,000	Year End Roll	12/16/2013
2013	104	FV	368,100	4600	5,098.	258,400	631,100	631,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1180

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON WILLIAM	36503-69		9/24/2002	Family	1	No	No		
ROPER ROBERT B	30307-569		6/17/1999		399,000	No	No		
	20181-434		11/1/1989		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2008	351	Re-Roof	8,975	C		G9	GR FY09	
8/16/1999	528	Alterati	1,000					5 FT OPENING IN WA
7/22/1999	453	Manual	3,000					REROOF PORCHES/GAR

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2017	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
3/31/2000	Inspected	276	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5098		Sq. Ft.	Site		0	80.	1.12	1									458,351						458,400	

Total AC/HA: 0.11703 | Total SF/SM: 5098 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 458,351 | Spl Credit | Total: 458,400

User Acct

9387

GIS Ref

GIS Ref

Insp Date

12/20/17

!1180!

PRINT

Date	Time
12/10/20	16:50:46

LAST REV

Date	Time
08/21/19	09:50:08

apro

USER DEFINED

Prior Id # 1:	9387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09948623
Const Adj.:	1.10206115
Adj $ / SQ:	205.989
Other Features:	124250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736808
Depreciation:	194517
Depreciated Total:	542291

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

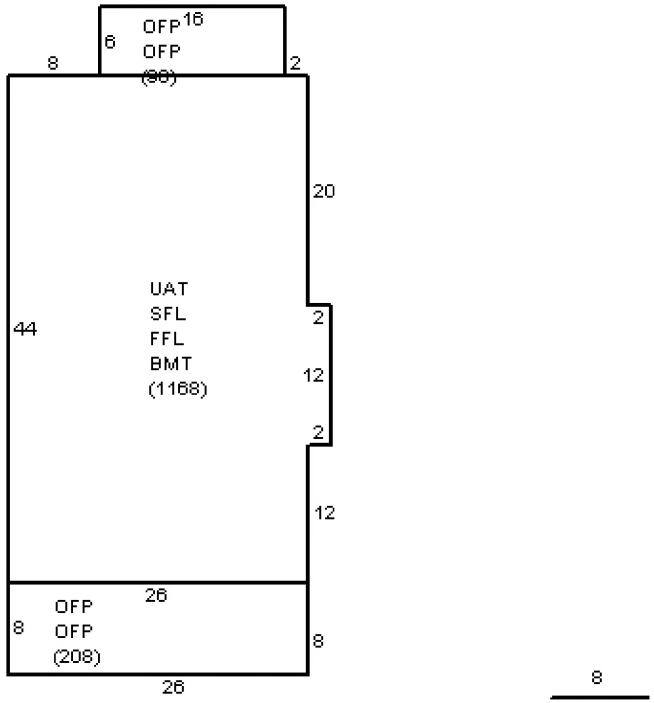
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	205.99
Special Features:	0	Val/Su Net:	123.14
Final Total:	542300	Val/Su SzAd	232.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	61.800	72,179
FFL	First Floor	1,168	205.990	240,595
SFL	Second Floor	1,168	205.990	240,595
OFP	Open Porch	608	21.170	12,874
UAT	Upper Attic	292	158.610	46,315

Net Sketched Area:	4,404			Total:	612,558
Size Ad	2336	Gross Are	5280	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600